

Petition 2025-102 by Olympia & Wright Homes

To Approve:

This petition is found to be **consistent** with the *2040 Policy Map* (2022) based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* recommends the Neighborhood 1 Place Type.

Therefore, we find this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- The petition would align zoning with the *2040 Policy Map* recommendation for the Neighborhood 1 Place Type.
- The N1-E (Neighborhood 1-E) zoning district allows for residential uses and a small number of non-residential uses on lots of 3,000 square feet with 30' width.
- The uses permitted in the N1-E (Neighborhood 1-E) zoning district are more compatible with the surrounding residential uses than those permitted under the current CG (General Commercial zoning).
- The site is located on an arterial street (Moores Chapel Road) and is less than a ¼ mile from a commercial area providing access to goods and services.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 2: Neighborhood Diversity & Inclusion

To Deny:

This petition is found to be **consistent** with the *2040 Policy Map* (2022) based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* recommends the Neighborhood 1 Place Type.

However, we find this petition to not be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:

- (To be explained by the Zoning Committee)